

Our Ref: 04B820318
Your Ref:

27 January 2021

Emily Booth
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
Albert Square,
Manchester,
PO Box 532,
M60 2LA

Dear Ms Booth,

Application for Non-Material Amendments (under Section 96a of the Town and Country Planning Act 1990) of planning permission ref: 116164/FO/2017 at Invicta House, 2-4 Atkinson Street, Manchester

I am writing on behalf of Khanna Enterprise Manchester (property) Ltd ('the Applicant'), who is seeking non-material amendments to development approved by planning permission Ref. 116164/FO/2017 by way of Section 96a of the Town and Country Planning Act.

The description of development states:

"Redevelopment of Invicta House for Use Class C1 hotel development comprising 145 no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear."

The Applicant is seeking permission for a non-material amendment to amend the description of development. This application should be considered alongside a minor material amendment application (under Section 73 of the Town and Country Planning Act 1990) which has been submitted under a separate cover and seeks minor elevational changes, including additional louvres and associated changes to horizontal cladding and an additional guestroom as a result of rearranging the internal layout.

Further to our recent discussions, precedent applications, and legal advice elsewhere, we are seeking for the description of development to be amended as follows to ensure compatibility between the two applications:

"Redevelopment of Invicta House for Use Class C1 hotel development ~~comprising 145 no. guestrooms~~, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear."

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Supporting Information

This non-material amendment application is supported by:

- This covering letter; and
- Planning application form and fee, inclusive of the Planning Portal's administrative charge.

Fee

The planning application fee and Planning Portal's administrative charge of **£254** has been paid via the Planning Portal.

Conclusion

This application should be considered alongside a minor material amendment application (under Section 73 of the Town and Country Planning Act 1990) submitted under a separate cover by the same applicant. This application seeks a non-material amendment to alter the description of development only to ensure compatibility and consistency.

I trust the above information is sufficient to allow you to validate and determine this application. If you require any additional information, please do not hesitate to contact me.

Yours sincerely



Neil Lucas
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For and on behalf of Avison Young (UK) Limited